CONSTRUCTION BULLETIN

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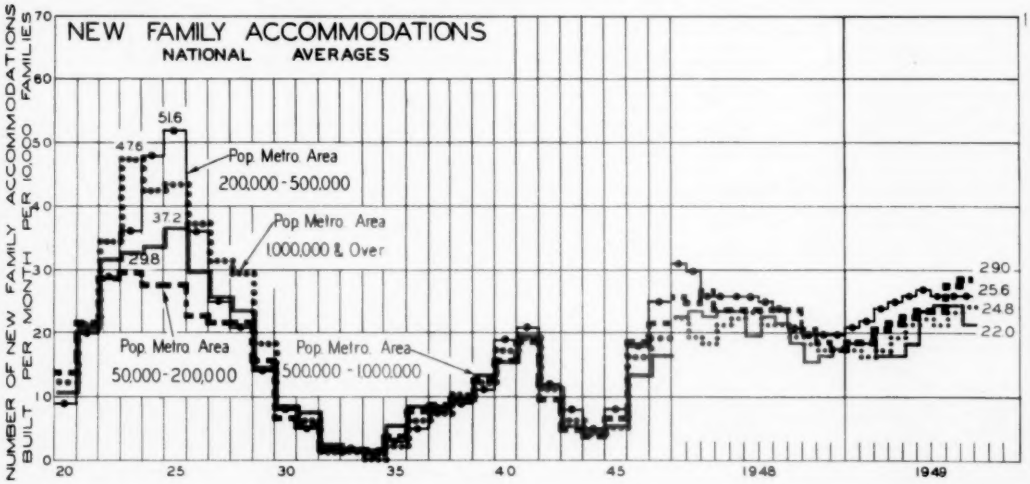
RESIDENTIAL BUILDING CONTINUES TO BOOM

FOR the first nine months of 1949 residential construction starts in 140 metropolitan areas increased nearly 6-1/2% over the amount started in the same period during 1948. As can be seen from the map on page 494 these increases were not concentrated in any particular area of the country. Naturally, not all cities surveyed increased over the 1948 volume; in fact, a glance at the map shows that the increasing cities and the decreasing cities are about equally divided.

It will be several months before final construction estimates for the year 1949 are available, but the indications are that a substantial part of new dwelling units started during this year have been multiple family, or rental units. Up through the first half of 1949, roughly 25% of new housing starts were composed of 2-or-more family buildings. It seems that by year's end this percentage may grow to 30%.

Generally speaking, the nation-wide demand for housing is still high, but in certain areas and for certain types of property the demand is beginning to wear thin. Demand for lower priced homes, naturally, is brisker than for the more expensive types. The same holds true for rental units. Construction costs are still so high, however, that it is very difficult to meet much of the demand for low-cost rental units, and very few are being built without government insurance.

On pages 495 through 508 of this bulletin are the charts showing residential construction activity in 140 metropolitan areas.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

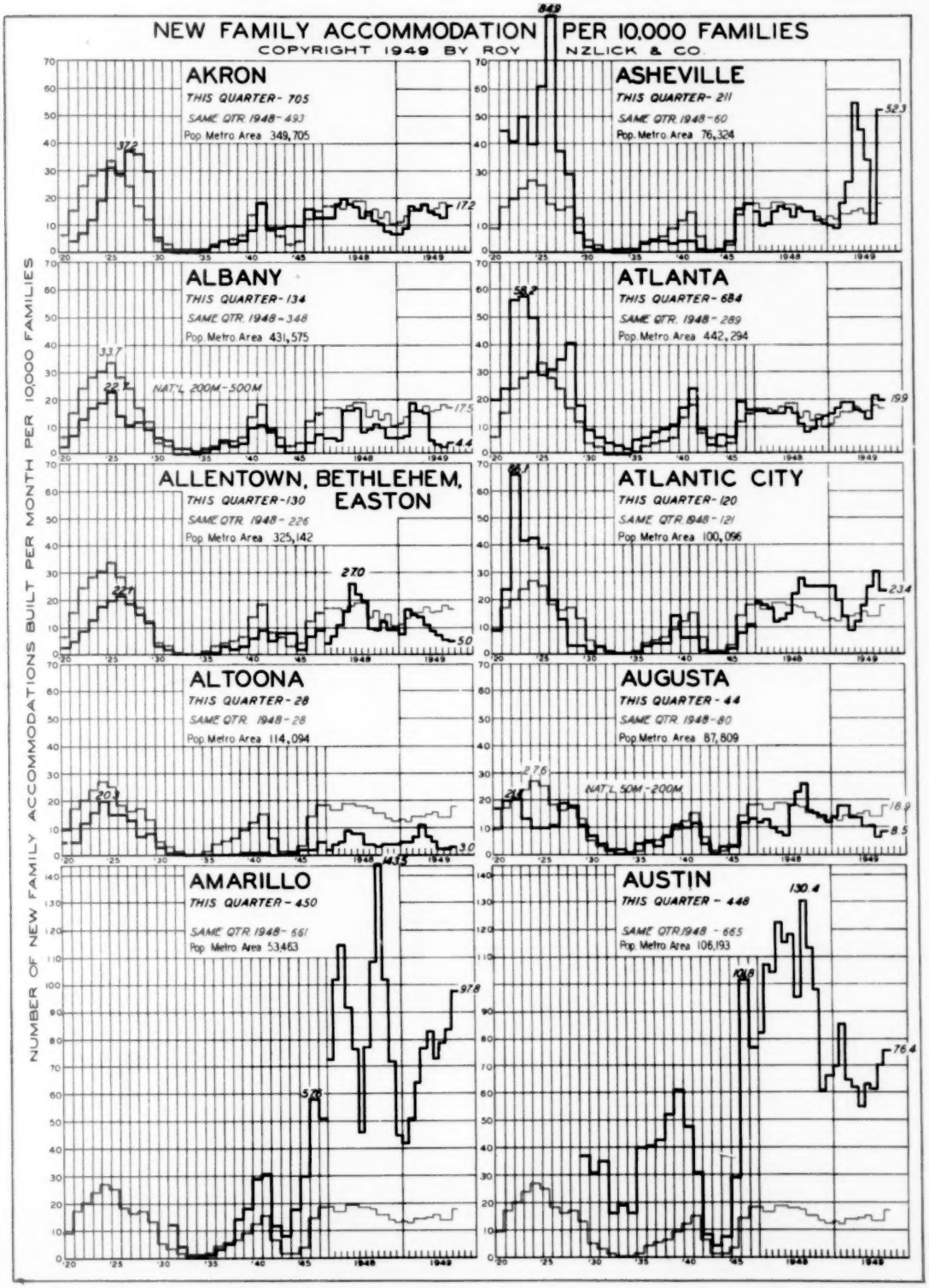
On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 493 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION
FIRST THREE-QUARTERS OF 1949 COMPARED WITH
FIRST THREE-QUARTERS OF 1948

LEGEND

- CITIES WHERE RESIDENTIAL CONSTRUCTION FOR FIRST NINE MONTHS OF 1949 WAS BELOW THAT OF FIRST NINE MONTHS OF 1948.
- CITIES WHERE RESIDENTIAL CONSTRUCTION FOR FIRST NINE MONTHS OF 1949 WAS ABOVE THAT OF FIRST NINE MONTHS OF 1948.


NEW FAMILY ACCOMMODATION PER 10,000 FAMILIES
COPYRIGHT 1949 BY ROY NZLICK & CO.
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
AKRON
THIS QUARTER- 705
SAME QTR. 1948- 493
Pop. Metro Area 349,705
ASHEVILLE
THIS QUARTER- 211
SAME QTR. 1948- 60
Pop. Metro Area 76,324
ALBANY
THIS QUARTER- 134
SAME QTR. 1948- 348
Pop. Metro Area 431,575
NAT'L 200M-500M
ATLANTA
THIS QUARTER- 684
SAME QTR. 1948- 289
Pop. Metro Area 442,294
ALLENTOWN, BETHLEHEM, EASTON
THIS QUARTER- 130
SAME QTR. 1948- 226
Pop. Metro Area 325,142
ATLANTIC CITY
THIS QUARTER- 120
SAME QTR. 1948- 121
Pop. Metro Area 100,096
ALTOONA
THIS QUARTER- 28
SAME QTR. 1948- 28
Pop. Metro Area 114,094
AUGUSTA
THIS QUARTER- 44
SAME QTR. 1948- 80
Pop. Metro Area 87,809
NAT'L 50M-200M
AMARILLO
THIS QUARTER- 450
SAME QTR. 1948- 561
Pop. Metro Area 53,463
AUSTIN
THIS QUARTER- 448
SAME QTR. 1948- 665
Pop. Metro Area 106,193

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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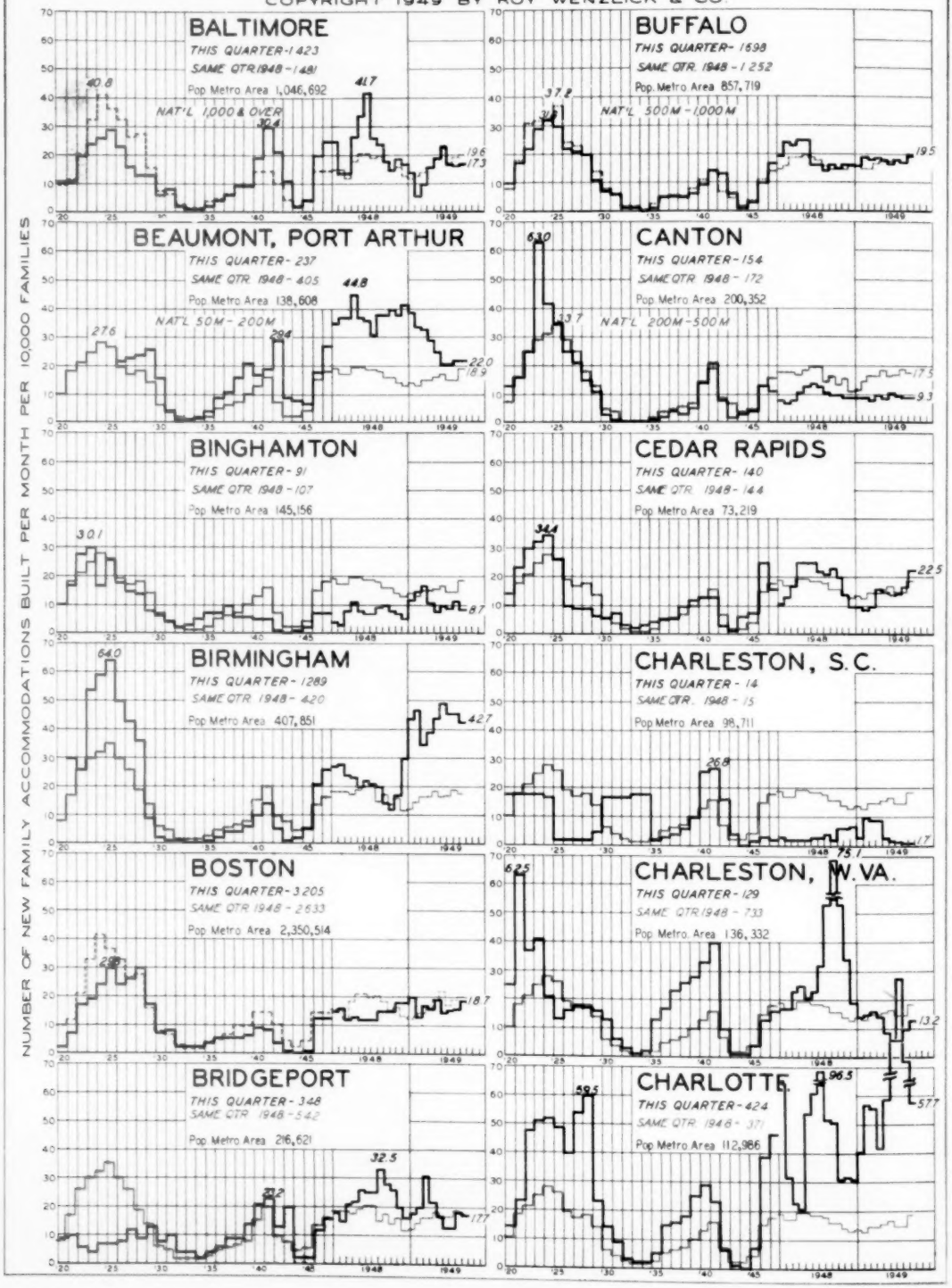

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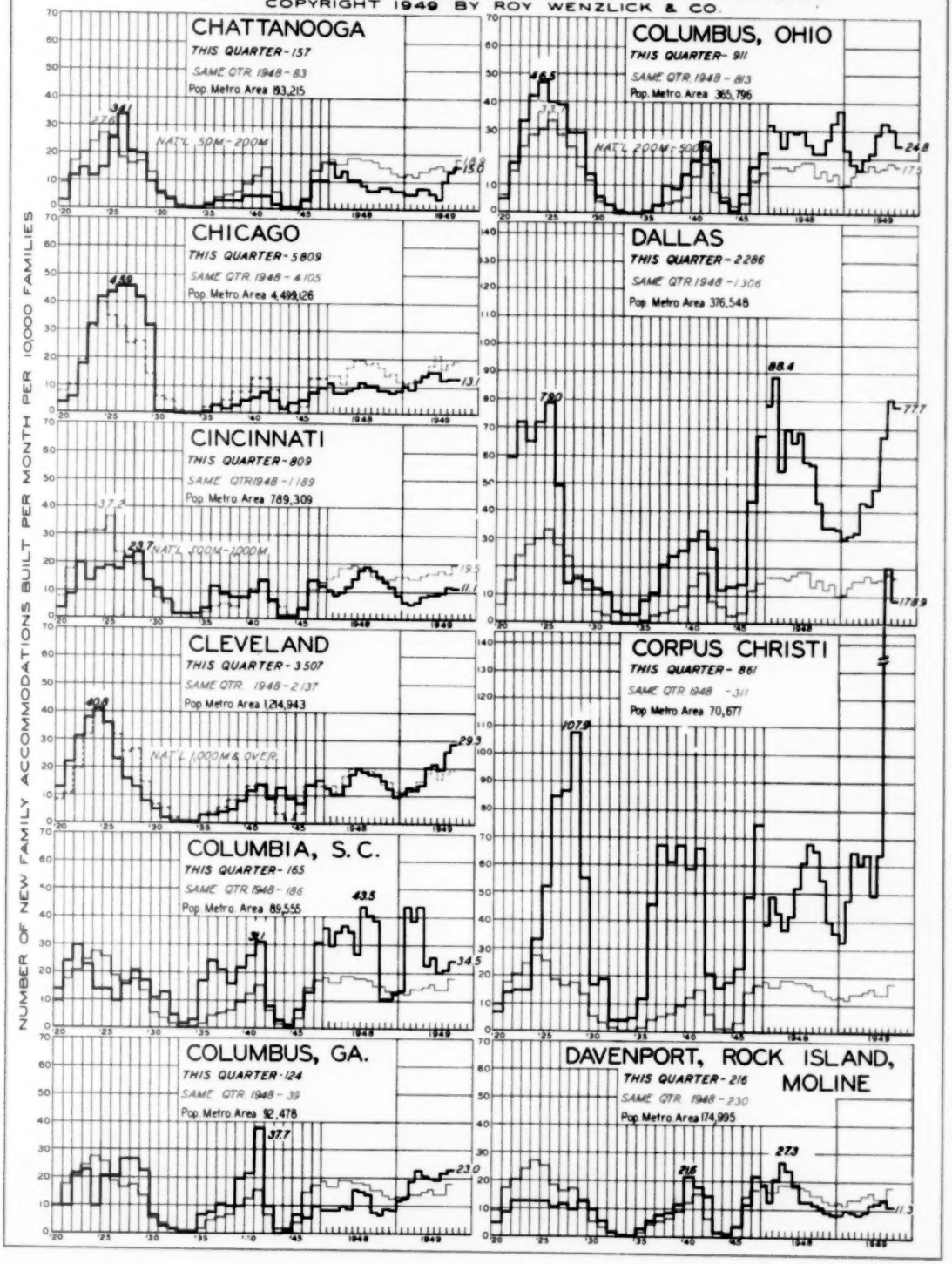

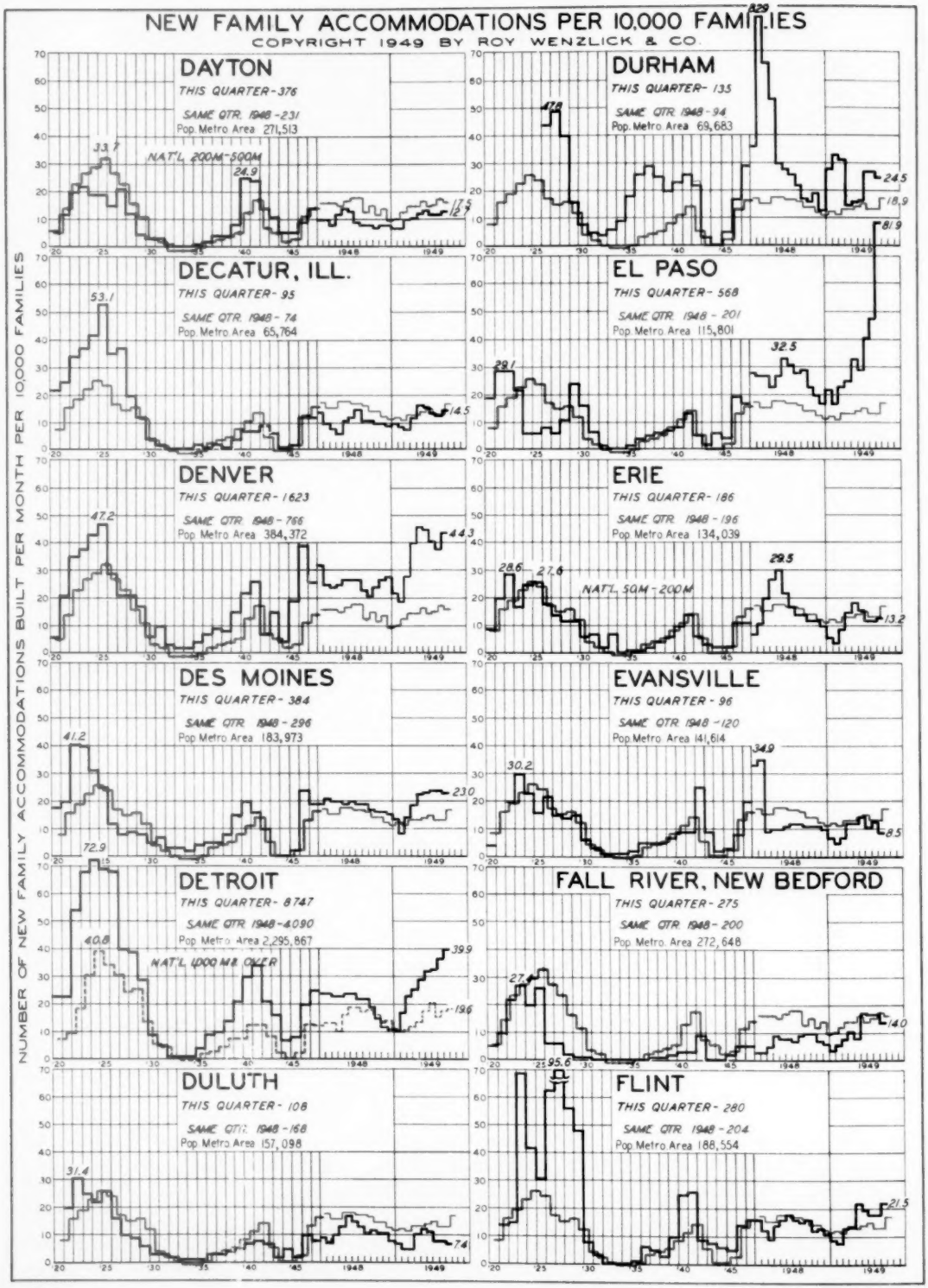
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
DAYTON
THIS QUARTER - 376
SAME QTR. 1948 - 231
Pop. Metro Area 271,513
NAT'L, 200M-500M
33.7
24.9
17.5
12.7
DURHAM
THIS QUARTER - 135
SAME QTR. 1948 - 94
Pop. Metro Area 69,683
17.6
82.9
24.5
18.9
81.9
DECATUR, ILL.
THIS QUARTER - 95
SAME QTR. 1948 - 74
Pop. Metro Area 65,764
53.1
14.5
EL PASO
THIS QUARTER - 568
SAME QTR. 1948 - 201
Pop. Metro Area 115,801
28.1
32.5
DENVER
THIS QUARTER - 1623
SAME QTR. 1948 - 766
Pop. Metro Area 384,372
47.2
44.3
ERIE
THIS QUARTER - 186
SAME QTR. 1948 - 196
Pop. Metro Area 134,039
28.6
27.6
NAT'L, 50M - 200M
29.5
13.2
DES MOINES
THIS QUARTER - 384
SAME QTR. 1948 - 296
Pop. Metro Area 183,973
41.2
23.0
EVANSVILLE
THIS QUARTER - 96
SAME QTR. 1948 - 120
Pop. Metro Area 141,614
30.2
34.9
8.5
DETROIT
THIS QUARTER - 8747
SAME QTR. 1948 - 4090
Pop. Metro Area 2,295,867
72.9
40.8
NAT'L 1000 M & OVER
39.9
19.6
FALL RIVER, NEW BEDFORD
THIS QUARTER - 275
SAME QTR. 1948 - 200
Pop. Metro Area 272,648
27.4
14.0
DULUTH
THIS QUARTER - 108
SAME QTR. 1948 - 168
Pop. Metro Area 157,098
31.4
7.4
FLINT
THIS QUARTER - 280
SAME QTR. 1948 - 204
Pop. Metro Area 188,554
95.6
21.5
'20 '25 '30 '35 '40 '45 1948 1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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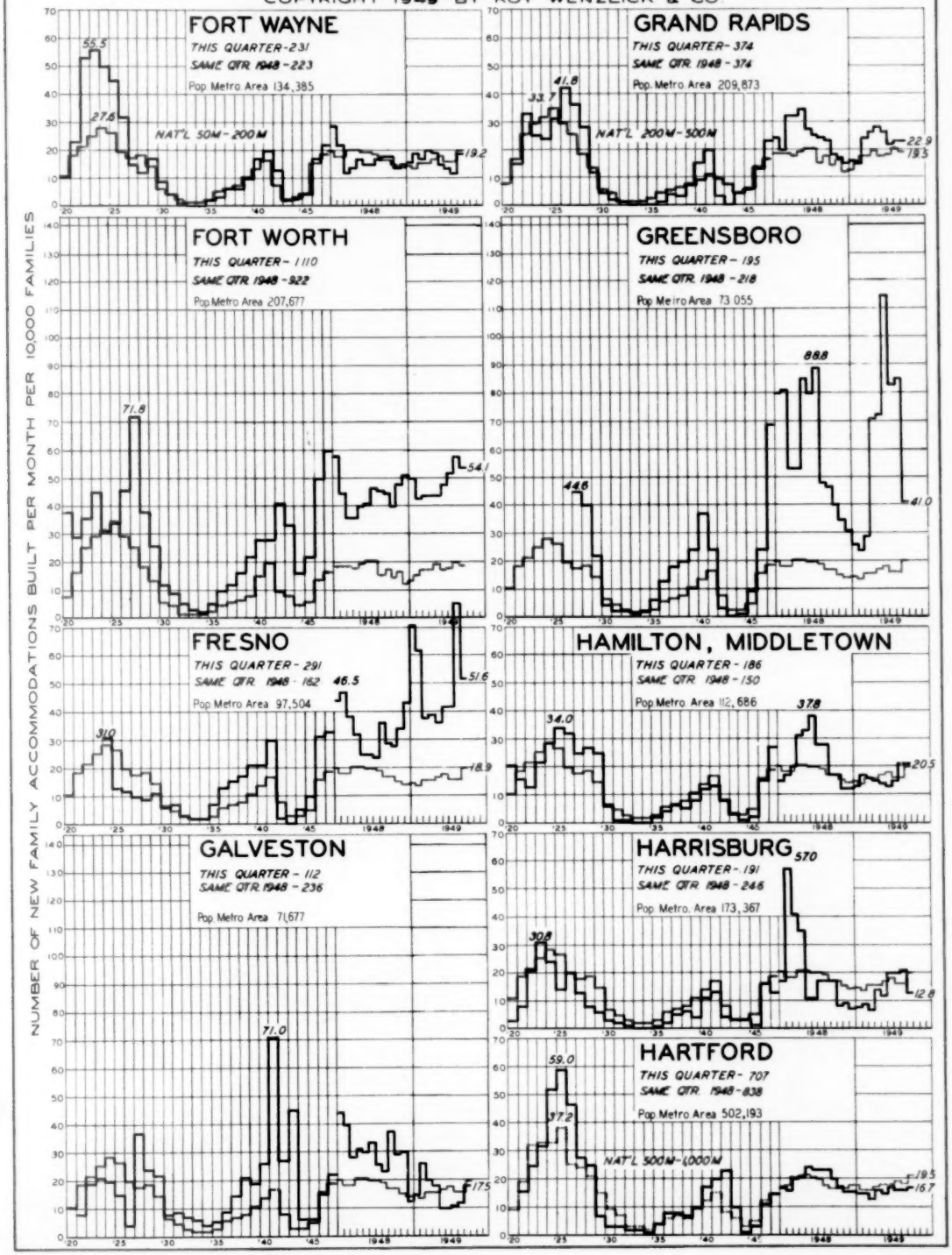

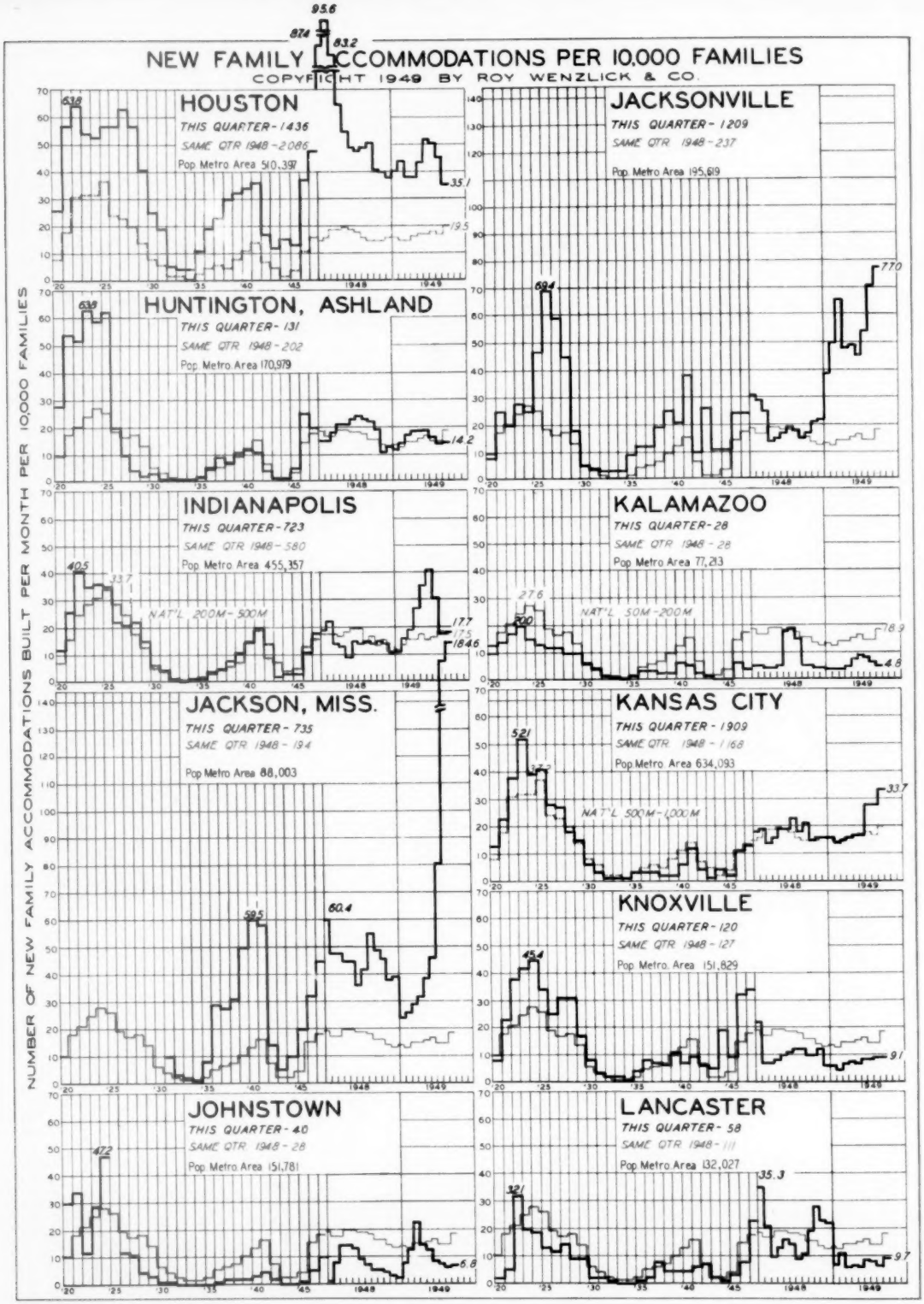
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
HOUSTON
THIS QUARTER - 1436
SAME QTR 1948 - 2086
Pop. Metro Area 510,397
95.6
87.4
83.2
63.6
35.1
19.5
JACKSONVILLE
THIS QUARTER - 1209
SAME QTR 1948 - 237
Pop. Metro Area 195,619
69.4
77.0
HUNTINGTON, ASHLAND
THIS QUARTER - 131
SAME QTR 1948 - 202
Pop. Metro Area 170,979
63.9
14.2
INDIANAPOLIS
THIS QUARTER - 723
SAME QTR 1948 - 580
Pop. Metro Area 455,357
40.5
33.7
NAT'L 200M - 500M
17.7
17.5
18.46
KALAMAZOO
THIS QUARTER - 28
SAME QTR 1948 - 28
Pop. Metro Area 77,213
27.6
20.0
NAT'L 50M - 200M
18.9
4.8
JACKSON, MISS.
THIS QUARTER - 735
SAME QTR 1948 - 194
Pop. Metro Area 88,003
59.5
60.4
KANSAS CITY
THIS QUARTER - 1909
SAME QTR 1948 - 1168
Pop. Metro Area 634,093
52.1
37.2
NAT'L 500M - 1,000M
33.7
KNOXVILLE
THIS QUARTER - 120
SAME QTR 1948 - 127
Pop. Metro Area 151,829
45.4
9.1
JOHNSTOWN
THIS QUARTER - 40
SAME QTR 1948 - 28
Pop. Metro Area 151,781
47.2
5.8
LANCASTER
THIS QUARTER - 58
SAME QTR 1948 - 111
Pop. Metro Area 132,027
32.1
35.3
9.7
'20
'25
'30
'35
'40
'45
1948
1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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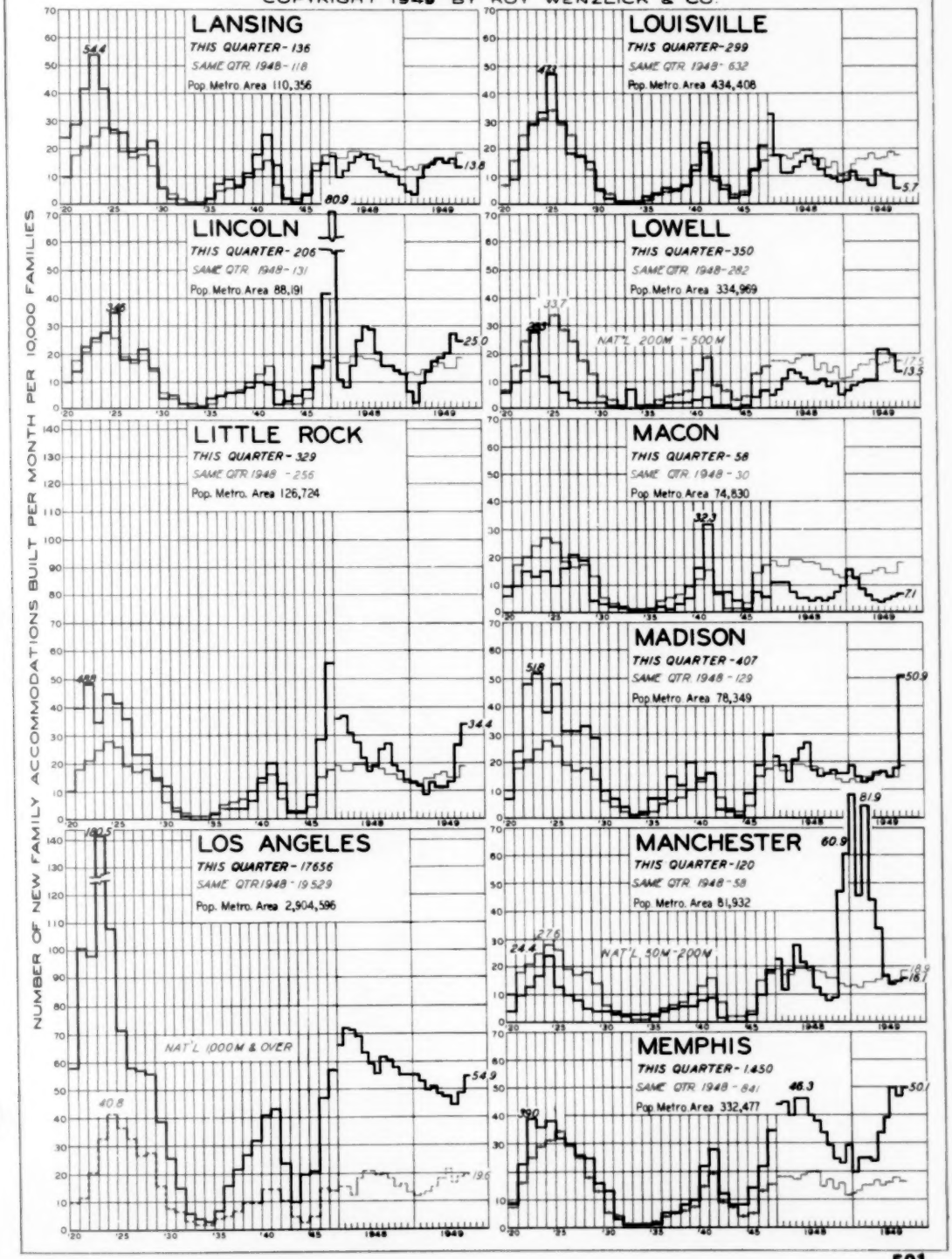

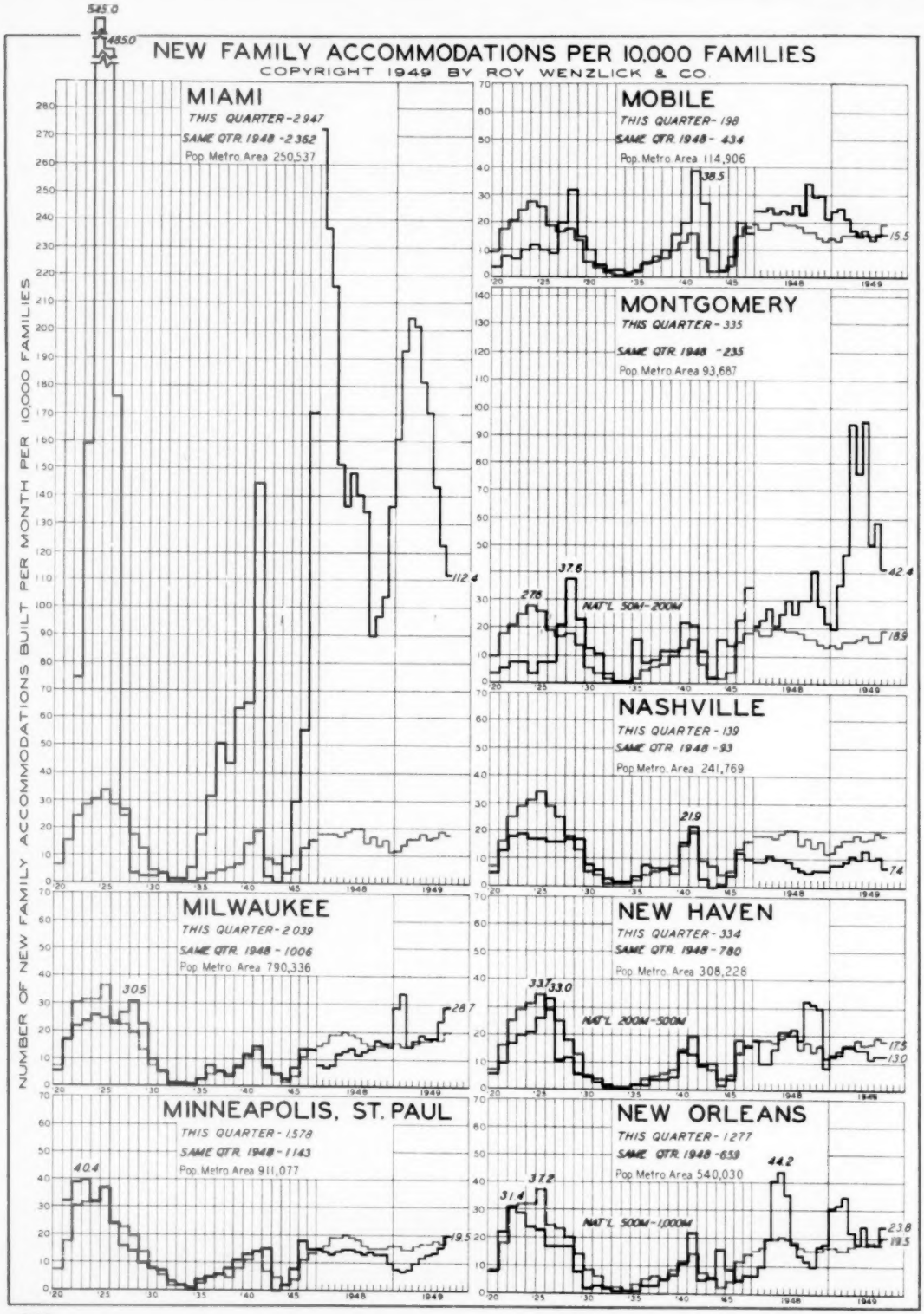
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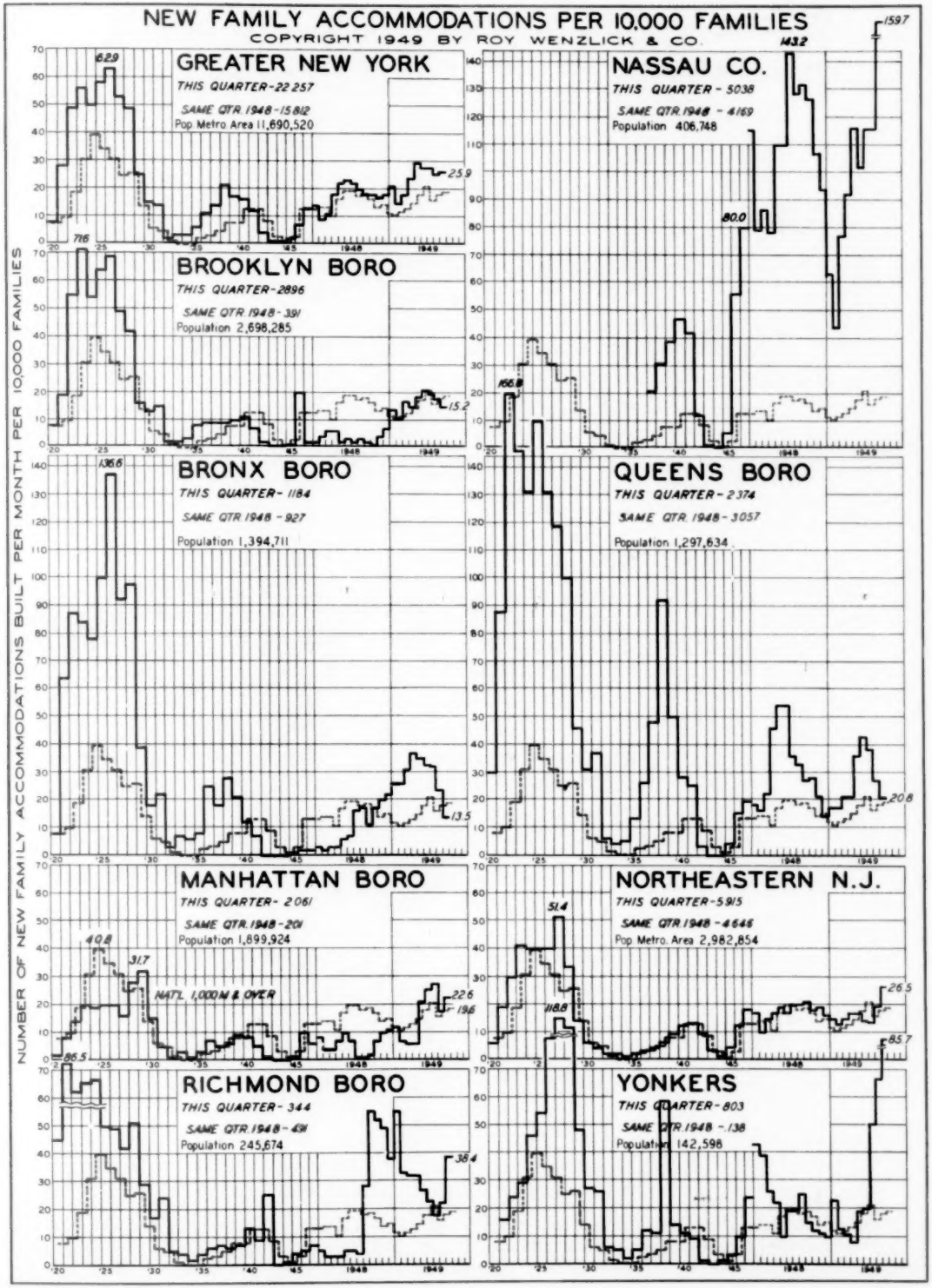
MIAMI
THIS QUARTER-2,947
SAME QTR. 1948 -2,362
Pop. Metro Area 250,537
545.0
485.0
112.4
MOBILE
THIS QUARTER- 198
SAME QTR. 1948 - 434
Pop. Metro Area 114,906
38.5
15.5
MONTGOMERY
THIS QUARTER - 335
SAME QTR. 1948 - 235
Pop. Metro Area 93,687
37.6
27.8
NAT'L 50M-200M
42.4
18.9
NASHVILLE
THIS QUARTER - 139
SAME QTR. 1948 - 93
Pop. Metro. Area 241,769
21.9
7.4
MILWAUKEE
THIS QUARTER- 2,039
SAME QTR. 1948 - 1006
Pop. Metro. Area 790,336
30.5
28.7
NEW HAVEN
THIS QUARTER - 334
SAME QTR. 1948 - 780
Pop. Metro. Area 308,228
33.7
33.0
NAT'L 200M-500M
17.5
13.0
MINNEAPOLIS, ST. PAUL
THIS QUARTER - 1,578
SAME QTR. 1948 - 1,143
Pop. Metro Area 911,077
40.4
19.5
NEW ORLEANS
THIS QUARTER - 1,277
SAME QTR. 1948 - 659
Pop. Metro Area 540,030
37.2
31.4
NAT'L 500M-1,000M
44.2
23.8
19.5
'20
'25
'30
'35
'40
'45
1948
1949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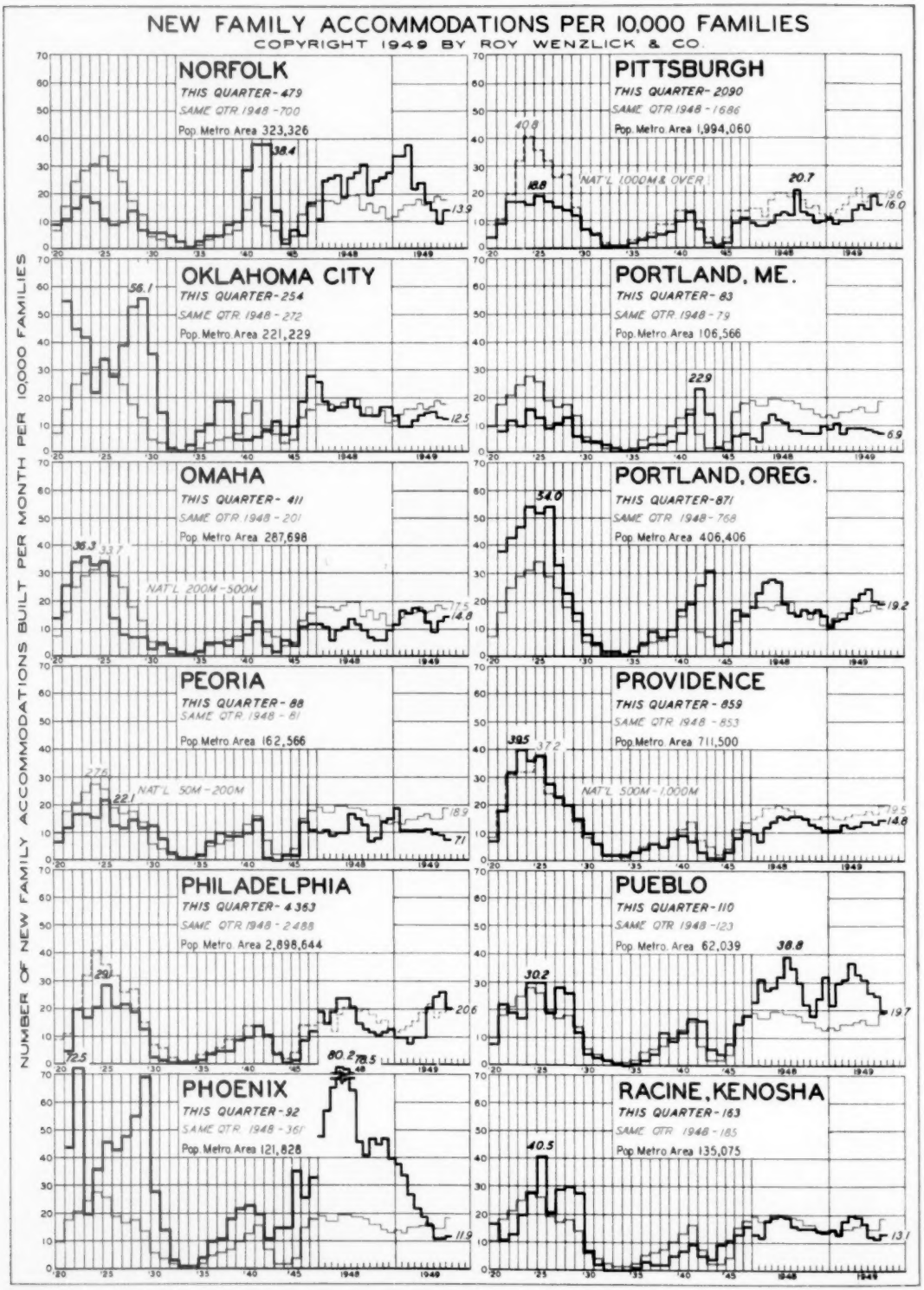
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
GREATER NEW YORK
THIS QUARTER-22.257
SAME QTR. 1948-15.812
Pop. Metro. Area 11,690,520
NASSAU CO.
THIS QUARTER - 5038
SAME QTR. 1948 - 4169
Population 406,748
BROOKLYN BORO
THIS QUARTER-2896
SAME QTR. 1948-391
Population 2,698,285
BRONX BORO
THIS QUARTER- 1184
SAME QTR. 1948 - 927
Population 1,394,711
QUEENS BORO
THIS QUARTER - 2374
SAME QTR. 1948 - 3057
Population 1,297,634
MANHATTAN BORO
THIS QUARTER- 2061
SAME QTR. 1948-201
Population 1,899,924
NATL. 1,000M & OVER
NORTHEASTERN N.J.
THIS QUARTER-5915
SAME QTR. 1948 - 4646
Pop. Metro. Area 2,982,854
RICHMOND BORO
THIS QUARTER- 344
SAME QTR. 1948 - 491
Population 245,674
YONKERS
THIS QUARTER - 803
SAME QTR. 1948 - 138
Population 142,598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NORFOLK
THIS QUARTER-479
SAME QTR. 1948-700
Pop. Metro. Area 323,326
38.4
13.9
PITTSBURGH
THIS QUARTER-2090
SAME QTR. 1948-1686
Pop. Metro. Area 1,994,060
40.8
18.8
NAT'L 1,000M & OVER
20.7
16.0
OKLAHOMA CITY
THIS QUARTER-254
SAME QTR. 1948-272
Pop. Metro. Area 221,229
56.1
12.5
PORTLAND, ME.
THIS QUARTER-83
SAME QTR. 1948-79
Pop. Metro. Area 106,566
22.9
6.9
OMAHA
THIS QUARTER-411
SAME QTR. 1948-201
Pop. Metro. Area 287,698
36.3
33.7
NAT'L 200M-500M
14.8
PORTLAND, OREG.
THIS QUARTER-871
SAME QTR. 1948-768
Pop. Metro. Area 406,406
54.0
19.2
PEORIA
THIS QUARTER-88
SAME QTR. 1948-81
Pop. Metro. Area 162,566
27.6
22.1
NAT'L 50M-200M
18.9
7.1
PROVIDENCE
THIS QUARTER-859
SAME QTR. 1948-853
Pop. Metro. Area 711,500
39.5
37.2
NAT'L 500M-1,000M
19.5
14.8
PHILADELPHIA
THIS QUARTER-4363
SAME QTR. 1948-2488
Pop. Metro. Area 2,898,644
29.1
20.6
PUEBLO
THIS QUARTER-110
SAME QTR. 1948-123
Pop. Metro. Area 62,039
30.2
38.8
19.7
PHOENIX
THIS QUARTER-92
SAME QTR. 1948-361
Pop. Metro. Area 121,828
72.5
80.2
78.5
11.9
RACINE, KENOSHA
THIS QUARTER-163
SAME QTR. 1948-185
Pop. Metro. Area 135,075
40.5
13.1

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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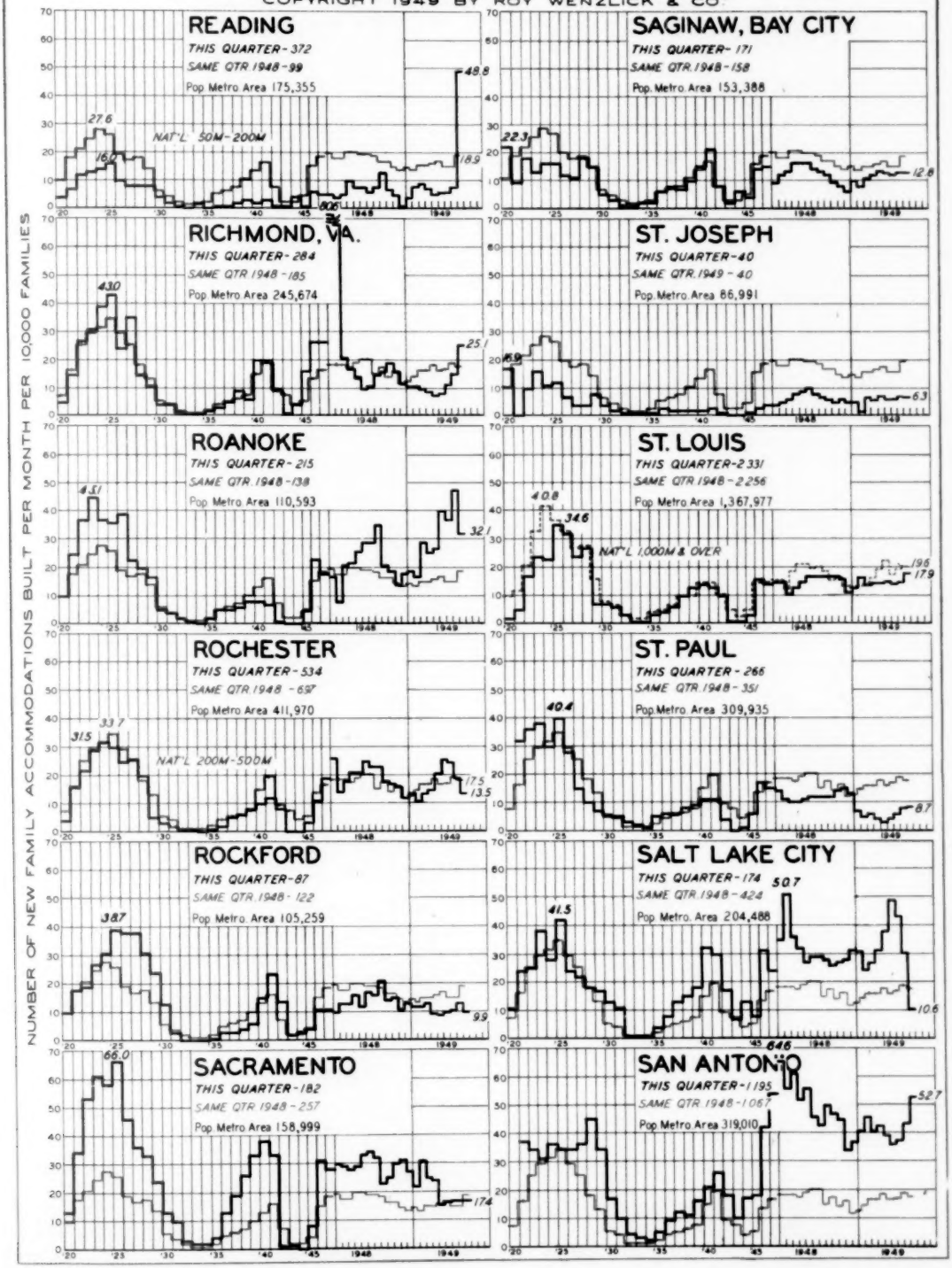

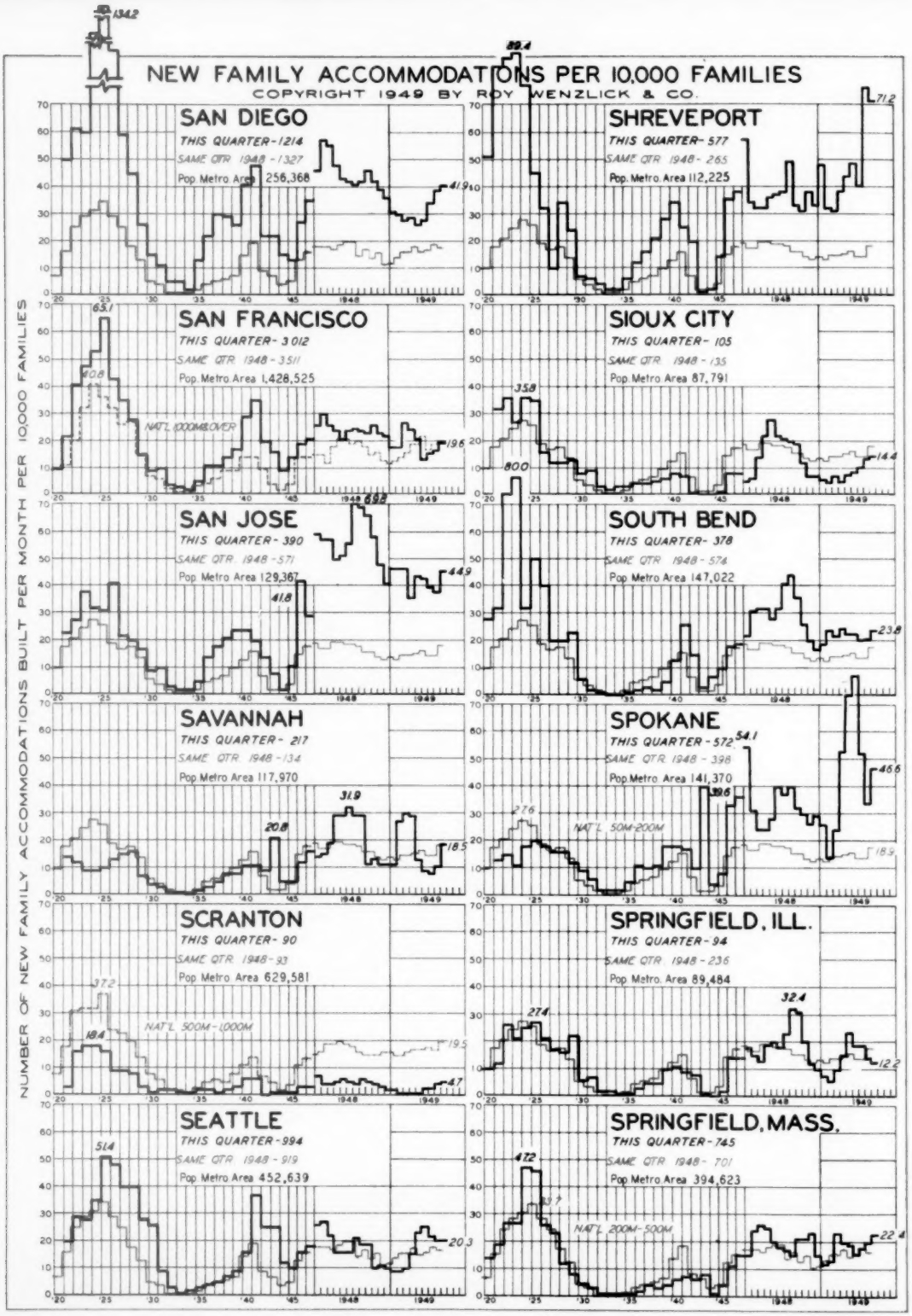
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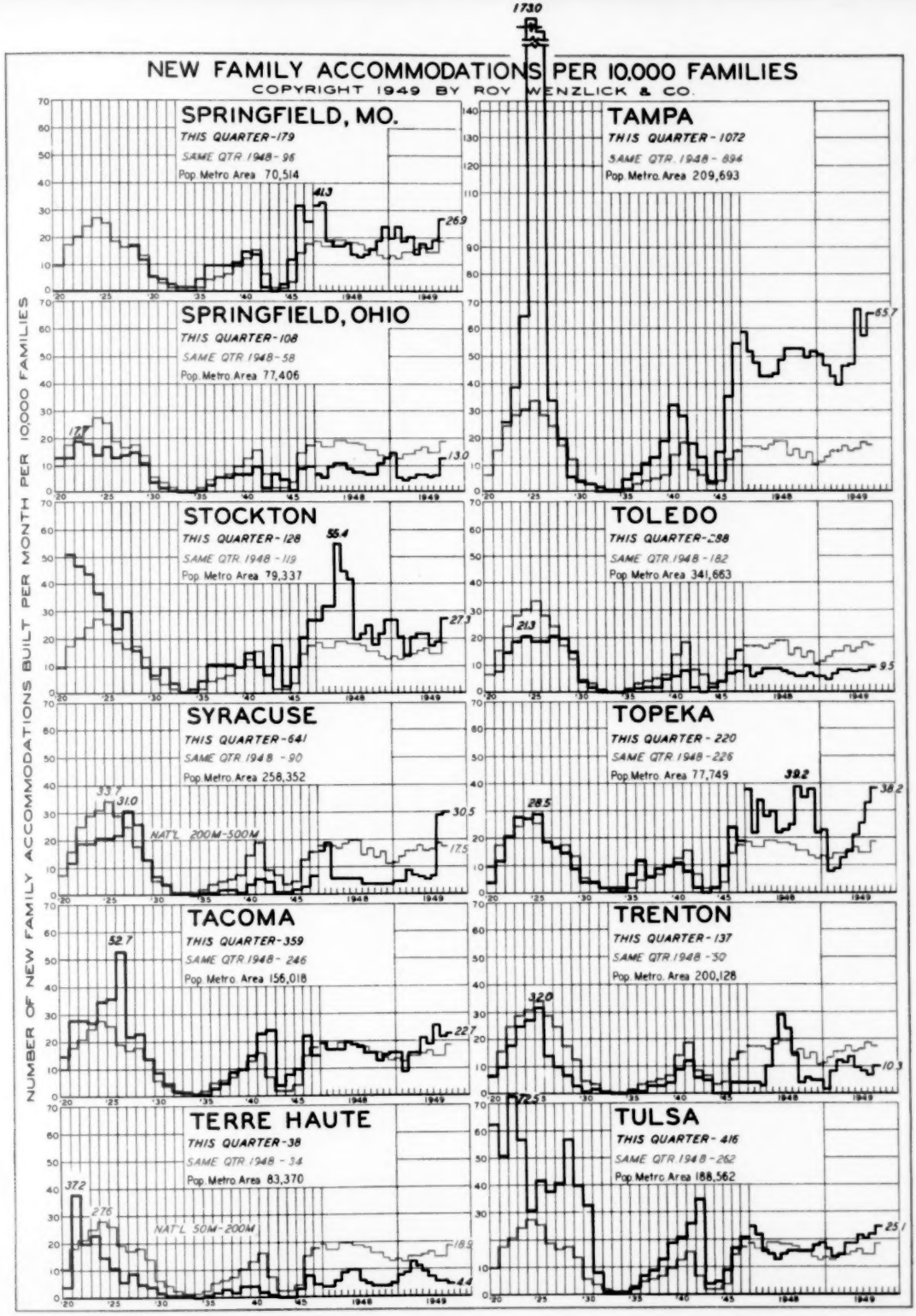
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SAN DIEGO
THIS QUARTER-1214
SAME QTR 1948-1327
Pop. Metro. Area 256,368
SHREVEPORT
THIS QUARTER- 577
SAME QTR 1948- 265
Pop. Metro. Area 112,225
SAN FRANCISCO
THIS QUARTER- 3012
SAME QTR 1948-3511
Pop. Metro. Area 1,428,525
NAT'L 1000M-OVER
SIOUX CITY
THIS QUARTER- 105
SAME QTR 1948- 135
Pop. Metro. Area 87,791
SAN JOSE
THIS QUARTER- 390
SAME QTR 1948-571
Pop. Metro. Area 129,367
SOUTH BEND
THIS QUARTER- 378
SAME QTR 1948- 574
Pop. Metro. Area 147,022
SAVANNAH
THIS QUARTER- 217
SAME QTR 1948-134
Pop. Metro. Area 117,970
SPOKANE
THIS QUARTER-572
SAME QTR 1948- 398
Pop. Metro. Area 141,370
NAT'L 50M-200M
SCRANTON
THIS QUARTER- 90
SAME QTR 1948-93
Pop. Metro. Area 629,581
NAT'L 500M-1000M
SPRINGFIELD, ILL.
THIS QUARTER-94
SAME QTR 1948-236
Pop. Metro. Area 89,484
SEATTLE
THIS QUARTER-994
SAME QTR 1948-919
Pop. Metro. Area 452,639
SPRINGFIELD, MASS.
THIS QUARTER-745
SAME QTR 1948- 701
Pop. Metro. Area 394,623
NAT'L 200M-500M


1730
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES
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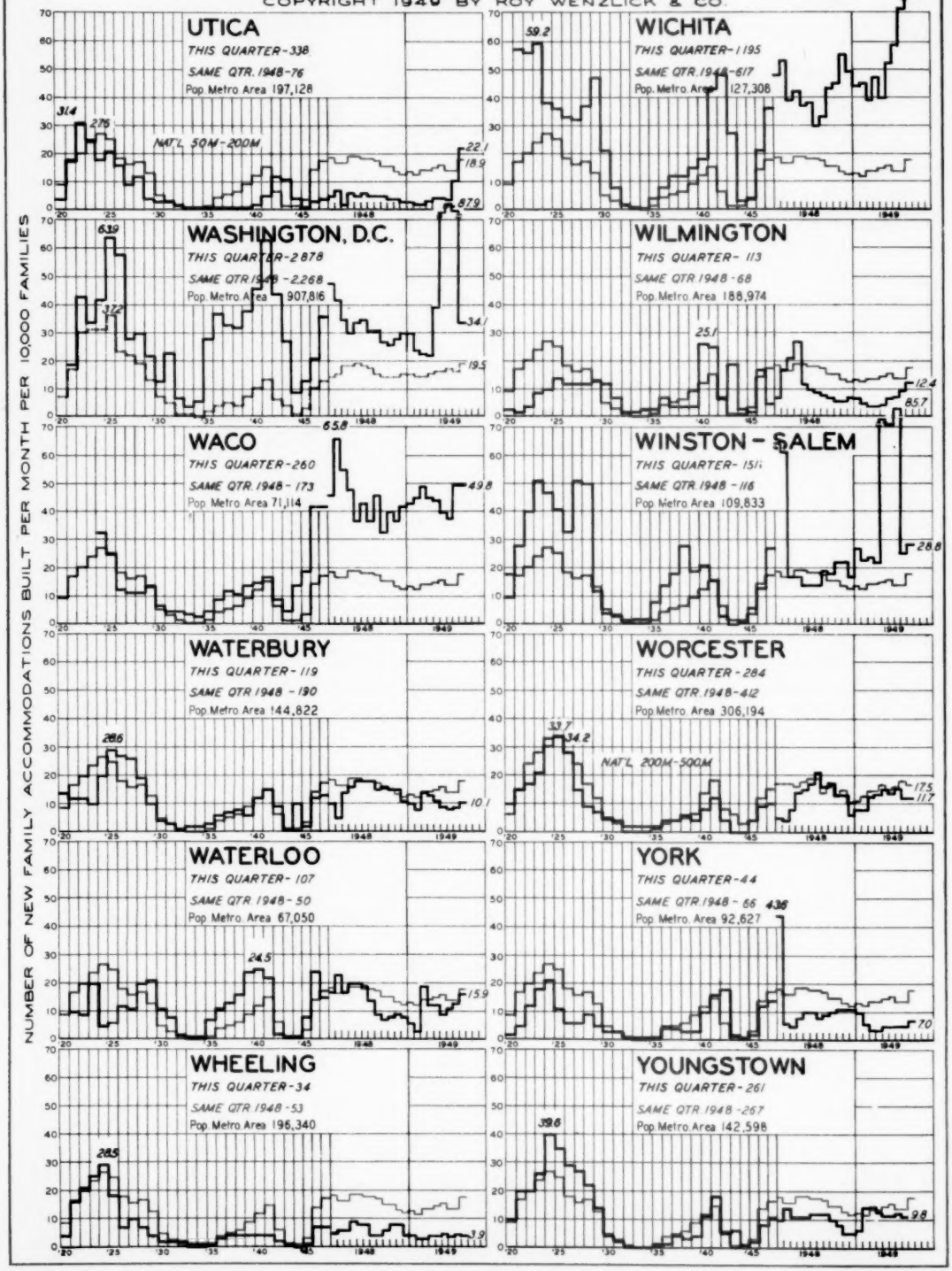
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES
SPRINGFIELD, MO.
THIS QUARTER-179
SAME QTR. 1948-96
Pop. Metro. Area 70,514
41.3
26.9
SPRINGFIELD, OHIO
THIS QUARTER-108
SAME QTR. 1948-58
Pop. Metro. Area 77,406
17.7
13.0
TAMPA
THIS QUARTER-1072
SAME QTR. 1948-894
Pop. Metro. Area 209,693
65.7
STOCKTON
THIS QUARTER-128
SAME QTR. 1948-119
Pop. Metro. Area 79,337
55.4
27.3
TOLEDO
THIS QUARTER-288
SAME QTR. 1948-182
Pop. Metro. Area 341,663
21.3
9.5
SYRACUSE
THIS QUARTER-641
SAME QTR. 1948-90
Pop. Metro. Area 258,352
33.7
31.0
NAT'L 200M-500M
30.5
17.5
TOPEKA
THIS QUARTER-220
SAME QTR. 1948-226
Pop. Metro. Area 77,749
28.5
39.2
38.2
TACOMA
THIS QUARTER-359
SAME QTR. 1948-246
Pop. Metro. Area 156,018
52.7
22.7
TRENTON
THIS QUARTER-137
SAME QTR. 1948-50
Pop. Metro. Area 200,128
32.0
10.3
TERRE HAUTE
THIS QUARTER-38
SAME QTR. 1948-34
Pop. Metro. Area 83,370
37.2
27.6
NAT'L 50M-200M
18.9
4.4
TULSA
THIS QUARTER-416
SAME QTR. 1948-262
Pop. Metro. Area 188,562
72.5
25.1
'20
'25
'30
'35
'40
'45
1948
1949

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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